178.0	0005	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	740,000 / 740,000
					USE VALUE:	740,000 / 740,000
					ASSESSED:	740,000 / 740,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAD MAHMOOD MOHAMMADI
Owner 2:	FAROKHIRAD SAMANEH
Owner 3:	
Street 1:	2 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ANZALONE RYAN & COURTNEY B -
Owner 2:	-
Street 1:	2 VIRGINIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .173 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1754 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7540.000	287,700		452,300	740,000
Total Card	0.173	287,700		452,300	740,000
Total Parcel	0.173	287,700		452,300	740,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.80 | /Parcel: 421.80

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 120746

GIS Ref

GIS Ref

Insp Date 07/12/18

!14002!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,700	0	7,540.	452,300	740,000		Year end	12/23/2021
2021	101	FV	278,300	0	7,540.	452,300	730,600		Year End Roll	12/10/2020
2020	101	FV	278,400	0	7,540.	452,300	730,700	730,700	Year End Roll	12/18/2019
2019	101	FV	226,200	0	7,540.	452,300	678,500	678,500	Year End Roll	1/3/2019
2018	101	FV	226,200	0	7,540.	381,300	607,500	607,500	Year End Roll	12/20/2017
2017	101	FV	226,200	0	7,540.	348,900	575,100	575,100	Year End Roll	1/3/2017
2016	101	FV	206,700	0	7,540.	297,300	504,000	504,000	Year End	1/4/2016
2015	101	FV	193,800	0	7,540.	258,500	452,300	452,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:09:04

LAST REV

Date	Time
12/27/19	08:45:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14002

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANZALONE RYAN &	72788-405	1	6/19/2019		810,000	No	No		
CRONAN CYNTHIA	66488-596		12/7/2015		600,000	No	No		
BOUDREAU LAUREN	28833-563		7/14/1998		229,500	No	No		Y

USER DEFINED

Prior Id # 1:	120746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1376		3,511					
7/25/2002	625	Dormers	38,560	C		G4	GR FY04	ADD TO 2ND FLOOR F
9/4/1998	641	Dormers	36,000					SHED DORMER,10X16
7/11/1997	389		2,000					4X7 FRONT ENC ENTR

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2019	Mail Update	JO	Jenny O
7/12/2018	Meas/Inspect	DGM	D Mann
7/11/2018	MEAS&NOTICE	CC	Chris C
5/10/2016	Sales Review	PT	Paul T
11/12/2008	Measured	345	PATRIOT
3/11/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7540		Sq. Ft.	Site		0	70.	0.86	7									452,340						452,300	

Total AC/HA:	0.17309	Total SF/SM:	7540	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	452,340	Spl Credit		Total:	452,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	145.530
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353399
Depreciation:	65732
Depreciated Total:	287667

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

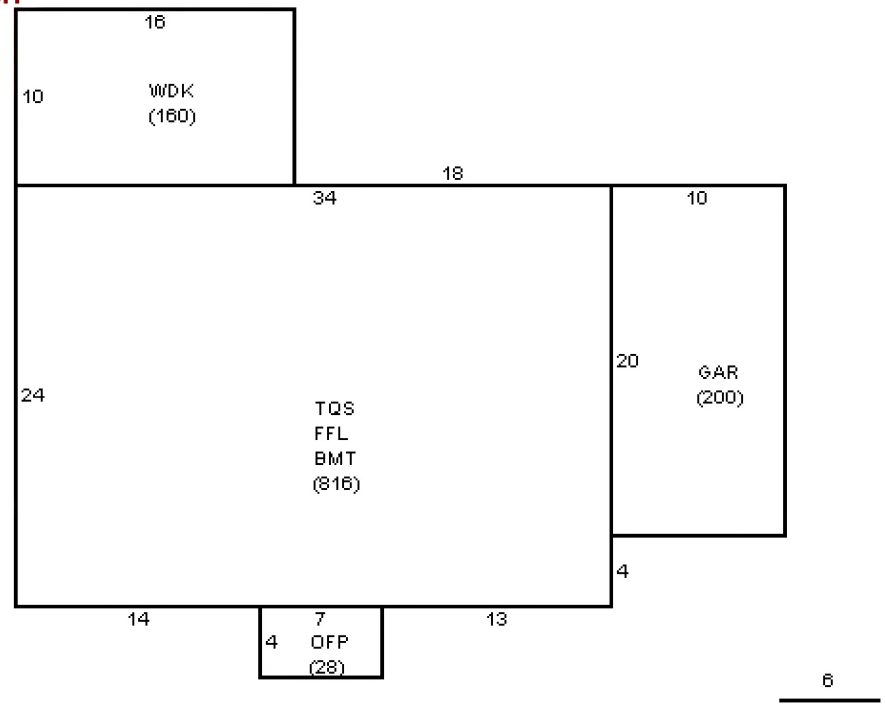
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.53
Special Features:	0	Val/Su Net:	109.31
Final Total:	287700	Val/Su SzAd	201.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	56.760	46,314
FFL	First Floor	816	145.530	118,753
TQS	3/4 Story	612	145.530	89,065
GAR	Garage	200	26.950	5,390
WDK	Deck	160	12.010	1,921
OFP	Open Porch	28	43.120	1,207
	Net Sketched Area:	2,632	Total:	262,650
Size Ad	1428	Gross Area	2836	FinArea 1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

178.0-0005-0020.0

IMAGE

AssessPro Patriot Properties, Inc